



**City of North Little Rock  
Board of Zoning Adjustment Agenda  
Thursday, October 30, 2025 - 1:30 PM  
North Little Rock City Services Building,  
700 W 29th Street, NLR, AR 72114**

---

**Call to Order -**

**Roll Call and finding of a Quorum -**

**Approval of Minutes - October 30, 2025**

**Public Hearing Items -**

- BOA 2025-25 -** 1214 Gum Street, A variance from the area provisions of Section 4.1.4 Accessory Structure Requirements Table: to allow an accessory structure (carport) in the front yard of the primary structure.
- BOA 2025-26 -** 4701 Pike Ave, A variance from the area provisions of Section 4.1.4: R3: Duplex District requirements to allow an extension of the primary structure (porch) to encroach into the 15-foot exterior side yard setback.
- BOA 2025-27 -** 4600 MacArthur Drive, A variance from the area provisions of Section 5:11:5 to allow the placement of a fence in the front yard of a commercially (C4) zoned property.

**Administrative -**

**Public Comment -**

**Adjournment -**

- Reminder -**
- Turn off cell phones
  - Board of Adjustment Hearing procedures on back of the Agenda
  - Visitors sign-in with both name and address

**Next Board of Zoning Adjustment Hearing Filing Deadline: December 1, 2025 - Hearing Date December 18, 2025**

***For the Board to grant a variance the applicant must first establish a hardship. A hardship should not be created by the owner, it should be due to unique circumstances existing on the property. For example, it must be demonstrated a strict enforcement of the Zoning Ordinance would prohibit the development of the property or no reasonable use of the property can be made.***



**NORTH LITTLE ROCK  
BOARD OF ZONING ADJUSTMENT  
HEARING PROCEDURES  
(1/1/2019)**

**Order of the Public Hearing:** The regularly scheduled public hearing is generally held on the last Thursday of each month at 1:30 PM in the North Little Rock, City Council Chambers 300 Main St, NLR, AR, 72114. All meetings are open to the public. Typical hearings begin with roll call and finding of a quorum, approval of the previous meeting minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comment and adjournment.

**Voting:** There are five members of the Board. A quorum consists of three members present. "Robert's Rules of Order" apply unless the Board has outlined alternative procedures. All business must be approved by a minimum of three votes.

**Procedure to allow a person to address or approach the Board:**

1. No person shall address or approach the Board without first being recognized by the Chair.
2. After being recognized, each person shall state their name and address for the record.
3. All questions and remarks shall be addressed through the Chair.
4. All remarks shall be addressed to the Board as a whole and not to any individual Board member.
5. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Board. If multiple individuals of the group desires to speak, the Chair may limit each presentation to three minutes.
6. No person other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly, indirectly or through a Board member, without permission of the Chair.
7. Once the question has been called, no person in the audience shall address the Board on the matter at hand without first securing permission to do so by a majority vote of the Board.
8. At least 24-hours prior to the public hearing, anyone wishing to submit exhibits for the record shall provide staff with copies of the exhibits for each Board member, one copy of the exhibit for staff to place in the permanent file and one copy of the exhibit for the legal department.
9. At least 24-hours prior to the public hearing, anyone wishing to read a statement into the record shall provide staff with a written copy of the statement.

**North Little Rock Board of Zoning Adjustment  
Minute Record Summary – October 30, 2025**

---

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the North Little Rock City Services Building, 700 W 29th Street, NLR, AR 72114. Roll call found a quorum to be present; a quorum being three members present.

**Members Present**

Mr. Tom Brown, Chairman  
Mr. Gardner Burton  
Mr. Tim Giattina, Vice-Chair  
Mr. Steve Sparr

**Members Absent**

Mr. Mike Abele

**Staff Present**

Donna James, Assistant Planning Director  
Tracy Spillman, City Planner  
Marie-Bernarde Miller, City Attorney

**Others Present**

|                |                                    |
|----------------|------------------------------------|
| Gregory Tucker | 4655 Thompson St, Conway, AR 72034 |
| Jarred Dulski  | 208 N Beech St, NLR                |
| Arron Yacavone | 9425 Cliffside Dr, Sherwood AR     |
| Alan New       | 709 ½ Main St, NLR, 72114          |

**Old Business**

None

**Administrative**

None

**Approval of Minutes**

Approval of the minutes was moved to the end of the meeting

**Public Hearing Items –**

**BOA 2025-23** – 4364 Baucum Pike, A variance from the area provisions of Section 4.1.4 (d) to allow the placement of an accessory structure in the side yard of residential property and to also allow the same structure to be located less than 10-feet from the primary structure.

Chairman Brown called the item and invited the applicant forward to present a statement of hardship. The property owner's representative and contractor, Mr. Gregory Tucker, then explained the history of the property and the owner's reasons for the request. Mr. Tucker stated that the owner is elderly and caring for his impaired adult son, and requires additional storage space near the house to keep medical supplies. He emphasized that safety and security are the underlying reasons for the hardship.

Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. Mr. Giattina provided a motion to approve the variance as submitted. Mr. Burton provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved.

**BOA 2025-24** - 800 N Main St, A variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign(s) without public street frontage.

Chairman Brown called the item and requested that the applicant come forward to provide the Commission with a statement of hardship. Mr. Jared Dulski, representing the property owner, Hydco Construction, addressed the Commission to explain the history of the property and the reason for requesting an additional sign facing south to improve visibility for northbound traffic on Main Street. Mr. Dulski noted that his company had gone through multiple rounds of review with both the Federal Historic Commission and the Argenta Historic Commission, outlining the process, requirements, and ultimate approval of the proposed signage.

Mr. Burton requested clarification regarding the exact location of the sign, which Mr. Dulski proceeded to explain to the satisfaction of the Board.

Mr. Alan New, a Main Street resident and neighbor of the subject property, approached the Board to express his awareness of the applicant's review process with the Historic Commissions. Mr. New stated that his primary concerns involved the sign's proposed lighting and dimensions, as the information presented to the Board appeared to differ from what had been approved by the Historic Commissions. He also noted that the sign is to be illuminated from behind, which has no precedent on Main Street under the current code requirements. In addition, Mr. New offered further comments and suggestions regarding the sign facing the street.

Mr. Giattina reminded Mr. New that the Board could not address matters related to signs that may be permitted without a variance.

**North Little Rock Board of Zoning Adjustment**  
**Minute Record – September 25, 2025**  
**Page 3 of 3**

---

Mr. Dulski concluded by summarizing the dimensions and specifications of the signs as approved by the Historic Commissions.

Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr provided a motion to approve the variance as submitted. Mr. Giattina provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved.

**Public Comment, Old Business, Administrative and Adjournment**

None

**Approval of Minutes**

Chairman Brown called for a motion for approval of the previous meetings minutes Mr. Burton formed a motion to approve the minutes from the September 25, 2025 meeting. Mr. Giattina provided a second to the motion. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved.

There being no further business before the Board, Chairman Brown called for a motion to adjourn Mr. Sparr formed a motion to adjourn. Chairman Brown called for a vote, all members present voted in the affirmative, and the meeting was adjourned at 1:48pm.

**Respectively submitted:**

---

**D. Tracy Spillman, PLA**  
**City Planner / Landscape Architect**

**Variance Requested:** A variance from the area provisions of Section 4.1.4 Accessory Structure Requirements Table: to allow an accessory structure (carport) in the front yard of the primary structure.

**Location of the Request:** 1214 Gum Street, North Little Rock, 72114

**Legal Description of the Property:** Lot 2 Block 50 North Argenta Addition to the City of NLR, Pulaski County, AR

**Owner/Applicant:** Ronald Baty

**Present Use of the Property:** Residential

**Present Zoning of the Property:** R3 Duplex District

**Site Characteristics:** The property under review is located north of West Broadway, south of West 13th Street, east of Pike Avenue, and west of Main Street, within the North Argenta subdivision. Single-family residences border the property directly to the north and south. Beyond those residences, properties further north and south are zoned for residential use but are currently being utilized for industrial purposes—including the parcel to the rear of the subject property and the parcel across the Gum Street right-of-way, which is owned by the Missouri Pacific Railroad. The properties south of the railroad are characterized by C6 (commercial) zoning and various residential classifications. Moving farther north, the land uses transition back to residential, and north of 14th Street the area returns fully to residential properties.

The subject property was developed in 1950 as a single family residence and remains today mostly unchanged.

### **Surrounding Land Use and Zoning**

| <b><u>Direction</u></b> | <b><u>Surrounding Zoning</u></b> | <b><u>Surrounding Uses</u></b>                         |
|-------------------------|----------------------------------|--------------------------------------------------------|
| North                   | R3, Single-family District       | Single Family                                          |
| South                   | R3, Single-family District       | Single-family                                          |
| East                    | I1, Office Warehouse District    | City of North Little Rock Vehicle Maintenance Compound |
| West                    | I1, Office Warehouse District    | Missouri Pacific – Storage Lot                         |

**Justification:** The applicant's justification is presented in an attached letter.

**Staff Analysis:**



The subject property measures approximately 50 feet in width and 160 feet in depth. The existing house is located about 100 feet from the street right-of-way, leaving roughly 15 feet between the rear wall of the home and the rear property boundary. This configuration results in limited buildable space within the rear yard for an accessory structure or for vehicle maneuvering. Although the house does not conform to the current 25-foot rear yard setback requirement, it is permitted to remain as a legal non-conforming structure. Additionally, it should be noted that the front of the house sits behind the rear walls of the neighboring homes to the

north and south, both of which were constructed in compliance with the 25-foot front setback standard.

Off-street parking and driveway access are located to the west of the house, adjacent to the north property line, and are accessed from Gum Street. To provide shelter and protection for the applicant's vehicle, the property owner is requesting approval to install an 18-by-25-foot portable carport over the existing driveway in front of the house. The proposed carport will be open on all four sides and constructed primarily of aluminum roofing and supports anchored to the existing driveway surface.

According to Section 4.1.4 of the R-3 Duplex District Development Standards and the Accessory Structure Requirements Table, accessory structures must be separated by a minimum of 10 feet from any other building on the property and are only permitted within the rear yard. The northwest end of the house, which connects the structure to the street right-of-way via the driveway, sits approximately 100 feet back from the Gum Street curb line. If the requested variance is approved, the installed carport will maintain the required 10-foot separation from the house and a minimum 5-foot setback from the side property line, consistent with code requirements. It should also be noted that while the carport will be located within the front yard of the subject property, it will align with and be adjacent to the rear yards of the neighboring single-family residences to the north and south.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

**Board to Consider:**

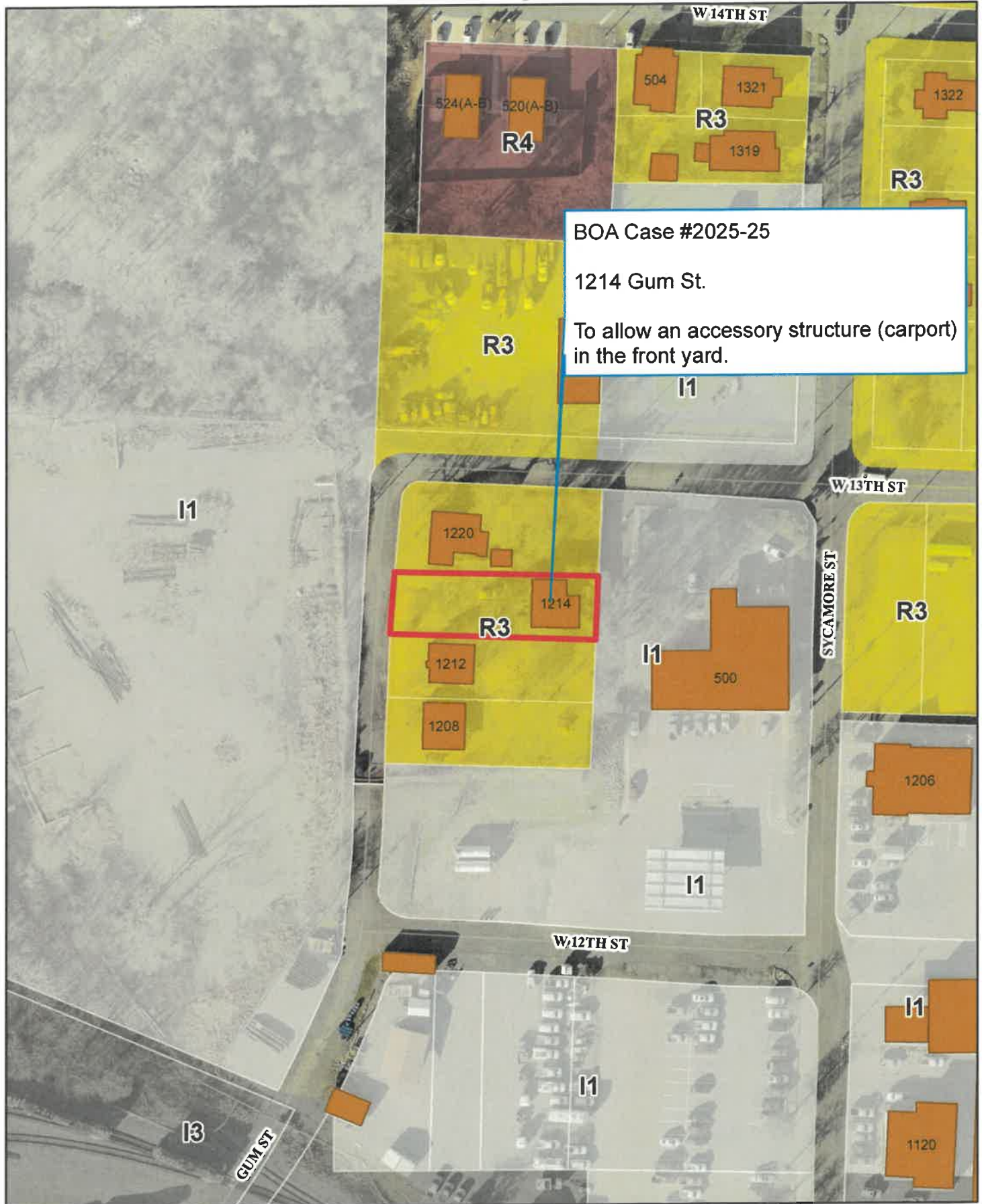
1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Yes, the house was constructed in 1950, 15-feet from the rear property line. Due to the location of the existing structure there is not adequate space to erect a detached carport and also allow for the maneuverability of a vehicle in the rear of the property
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the property is residential and will remain residential. The addition of the carport will have little to no impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the area will remain as residential duplex and industrial district.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, zoning and land use will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Yes, the variance process requires the applicant to show a valid hardship based on the shape of the lot or topography of the lot.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on public health, safety and general welfare of the neighborhood or the City.



**Approval Allows:**

1. Approval will allow the placement of a portable carport affixed to the existing drive within the front yard of this single-family residence as described above. .
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

# North Little Rock Board of Adjustment



**BOA CASE #2025-25**

Date: 11/5/2025

1 inch = 100 feet

0 50 100 200 Feet



User: JHale





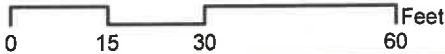
North Little Rock  
Board of Adjustment



**BOA CASE #2025-25**

Date: 11/5/2025

1 inch = 30 feet



User: JHale



I Ronald Baty is requesting a variance  
pardon due to yard not having but  
ten feet of space in back of Lot. I am  
wanting to put up a Carport off the site  
for automobiles and more.

Ronald C Baty

Ronald C Baty  
1214 Gum Street  
North Little Rock, AR  
72114

Ph. 501-779-4247  
email- baty955@gmail.com

Letter of hardship

Dear Tracy Spillman I'm writing this letter to obtain a variance so I can place carport on my property

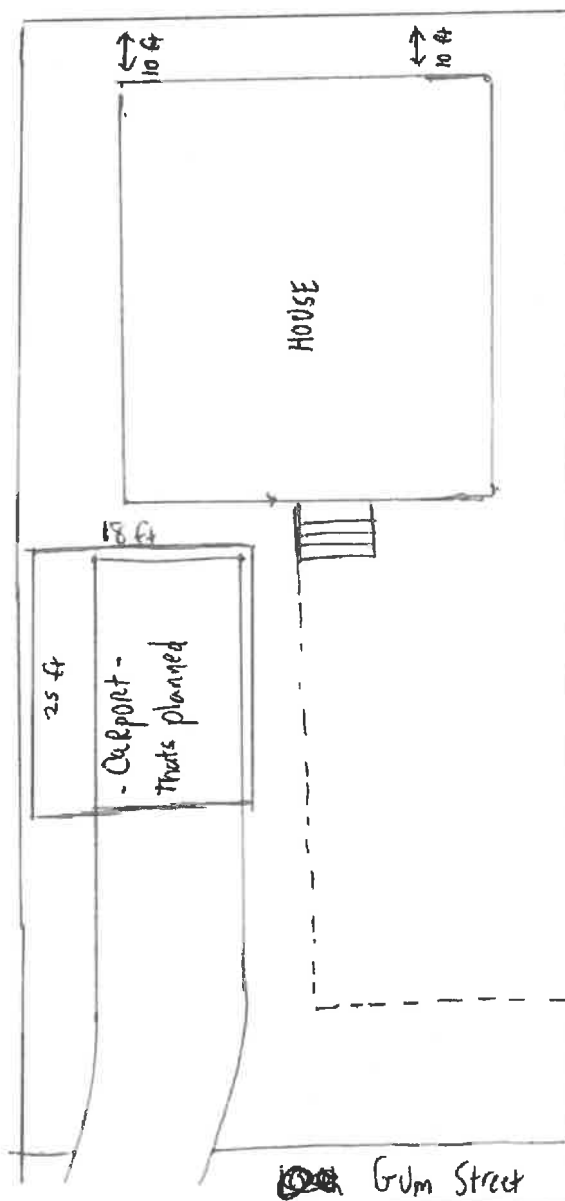
At 1214 gum street due to layout of yard and residence. I will follow up with any permits that I may need

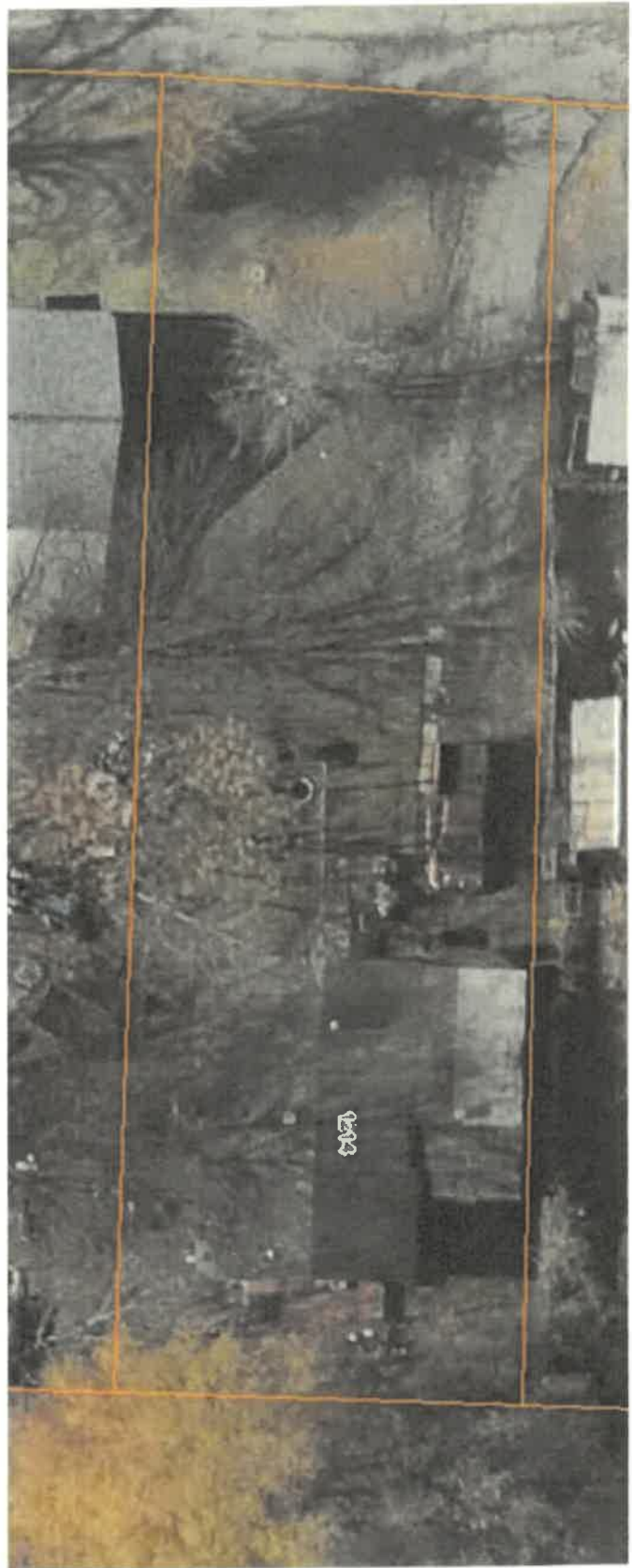
To finish project. I've already contacted ARUPS to get checked for any lines that may be running under the area of said structure.

Thank you

Ronald Baty

I'm enclosing a rough sketch of general plan





BOA #2025-26  
November 20, 2025

---

**Variance Requested:** A variance from the area provisions of Section 4.1.4: R3: Duplex District requirements to allow an extension of the primary structure (porch) to encroach into the 15-foot exterior side yard setback.

**Location of the Request:** 4701 Pike Ave, North Little Rock, AR 72114

**Legal Description of the Property:** 2N-12-14 4701 PIKE AVE PT SE SW BEG 20 FT N & 20FT W OF SE COR TH N 50 FT, W 140 FT, S 50' E 140 FT TO BEG, 15 2N 12W

**Owner/Applicant:** Jose Ismael Vasquez

**Present Use of the Property:** Residential

**Present Zoning of the Property:** R3: Duplex District

**Site Characteristics:** The subject property is located north of Interstate 40, south of Donovan Briley Blvd and the city limits line, west of MacArthur Drive and east of Camp Robinson Rd. Specifically, the parcel is located on the northwest parcel of Pike Avenue and W 47<sup>th</sup> Street. The properties in this area were originally developed as a single family in the 1930's thru the 1950's and have retained their residential character. The properties surrounding subject parcel remain occupied by single family homes, a church, or undeveloped lots that were previously occupied with residential structures.

#### **Surrounding Land Use and Zoning**

| <b><u>Direction</u></b> | <b><u>Surrounding Zoning</u></b> | <b><u>Surrounding Uses</u></b> |
|-------------------------|----------------------------------|--------------------------------|
| North                   | R3: Duplex District              | Single-family home             |
| South                   | R3: Duplex District              | W 47th St ROW / Single-family  |
| East                    | R3: Duplex District              | Pike Ave ROW / Church          |
| West                    | R3: Duplex District              | Single-family home             |

**Justification:** The applicant's justification is presented in an attached letter.



**Staff Analysis:**



It was recently discovered that construction was being carried out on both the north and south sides of the single-family residence at 4701 Pike Avenue without the required permits. On October 30 of this year, the North Little Rock Planning Department's building inspector issued a stop-work order to halt all activity until the proper documentation could be obtained.

Upon further review, it was determined that the north-side addition complies with the required side-yard setback. However, the south-side addition was found to

encroach into the property's exterior side yard. This south addition consists of a 12-by-6-foot roof extension designed to provide a covered porch over the home's secondary entrance. Staff informed the applicant of the exterior side-yard setback requirements and explained the variance process necessary before work on the south addition could resume.

The applicant is requesting a variance to allow the porch addition on the south side of the home, stating that the structure is needed to protect the residence and enhance safety. The applicant further noted that the porch is a modest improvement that would not obstruct the views of adjacent neighbors or motorists traveling on nearby streets.

The existing house was built in 1940, with its exterior wall located approximately 16 feet from the property line and the West 47th Street right-of-way. The structure has largely retained its original footprint, with minimal improvements made over the years. Although setback requirements were not in place at the time of construction, the house currently conforms to today's





standards, and any new construction must comply with the applicable zoning code. Documentation submitted indicates that the proposed porch will extend 6 feet from the house, encroaching 5 feet into the required exterior side-yard setback and leaving 10 feet of clearance before the addition begins.

According to Section 4.1.4 of the R-3 Duplex District Development Standards and the Area Requirements Table, the minimum exterior side yard adjacent or parallel to a public or private right-of-way must be at least 15 feet. The applicant is therefore seeking a variance to reduce the required exterior side-yard setback from 15 feet to 10 feet. As indicated on the applicant submitted site plan

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

**Board to Consider:**

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Possibly, the existing home was built within a foot of the current exterior setback without consideration of expansion. A protective cover (porch) cannot be constructed over the house entrance on this side of the property without encroaching into the exterior yard setback.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the property is residential and will remain residential. The encroachments will have minimal impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the approval of the rear and exterior yard setbacks will have little or no impact on the character of the district and how the structures are perceived from the street.

4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, zoning and land use will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly, the variance process requires the applicant to show a valid hardship based on the shape of the lot or topography of the lot. The house was constructed to the building line without a porch prior to the current zoning codes. There isn't a way to provide protection from the weather at this entrance of the home without encroaching into the setback.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on public health, safety and general welfare of the neighborhood or the City.

**Approval Allows:**

1. Approval will allow the reduction of the exterior side yard setback to 10-feet to allow a 5-foot encroachment into the exterior side yard to allow for the construction of a 6x12 porch as described above and as indicated on the applicant submitted documents.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

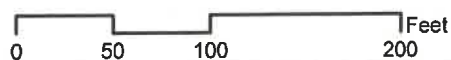
## North Little Rock Board of Adjustment



**BOA CASE #2025-26**

Date: 11/5/2025

1 inch = 100 feet



User: JHale





# North Little Rock Board of Adjustment



**BOA CASE #2025-26**

Date: 11/5/2025

1 inch = 30 feet

0 15 30 60 Feet



User: JHale



**Letter of hardship**

To: North Little Rock Board of Zoning Adjustment

From: Jose Ismael Vasquez

Property: 4701 Pike Avenue, North Little Rock, Arkansas

Date: November 3rd, 2025

I am the Owner of the property located at 4701 Pike Avenue. I am writing to request approval for a variance to allow an addition on the south side of my home. This request arises from significant challenges due to ongoing rain exposure; the wood around that portion of the house has experienced significant moisture damage and rot. If left unaddressed, this damage would have continued to spread.

I understand the importance of complying with city property regulations, and my intentions were solely to protect my home structure and ensure safety, not to make any major alteration that would obstruct the neighbors or drivers on that side of the house. I respectfully request approval of this modification. Thank you for your time and consideration.

**Sincerely,**

Jose Ismael Vasquez









8:29



G Google · octubre 2023



1111 W 47th St



Hace 2 años · Ver más fechas >

BOA #2025-27  
November 20, 2025

---

**Variance Requested:** – A variance from the area provisions of Section 5:11:5 to allow the placement of a fence in the front yard of a commercially (C4) zoned property.

**Location of the Request:** 4600 MacArthur Drive, North Little Rock, AR 72118

**Legal Description of the Property:** Lot R Teresa Circle Addition, to the City of North Little Rock, Pulaski County, AR

**Property Owner:** David Murphy

**Applicant:** John Pownall / Thomas Engineering

**Present Use of the Property:** Retail / Motorsports

**Present Zoning of the Property:** C4: Services and Trades District

**Site Characteristics:**

The subject property is located north of Interstate 40, east of Military Drive, and west of Camp Robinson Road. Specifically, it is situated on the southeast corner of MacArthur Drive and Theresa Drive. Theresa Drive is a residential street that loops behind the property, serving the residential parcels adjacent to the subject properties eastern boundaries before reconnecting to MacArthur Drive to the south.

Until recently, the subject properties consisted of three separate parcels located adjacent to one another, each accommodating unrelated structures. The northernmost parcel was developed in 1978 as a used-car lot and auto-repair facility. Directly south lies the second parcel, developed in 1975 as a retail showroom and warehouse for Honda of North Little Rock. The southernmost parcel, developed in 1980 as a car wash, has since had its bays enclosed and is now used for storage.

**Surrounding Land Use**

| <b><u>Direction</u></b> | <b><u>Surrounding Zoning</u></b>                                             | <b><u>Surrounding Uses</u></b>               |
|-------------------------|------------------------------------------------------------------------------|----------------------------------------------|
| North                   | ROW/ Theresa Dr<br>R3: Duplex District                                       | Nonconforming Office, Storage, & Residential |
| South                   | ROW/ Theresa Dr<br>C4: Services and Trades District                          | Contractor Office                            |
| East                    | ROW/ MacArthur Dr<br>C4: Services and Trades District<br>R3: Duplex District | Undeveloped Properties                       |
| West                    | R3: Duplex District                                                          | Single-Family                                |

**Justification:** The applicant's justification is presented in an attached letter.



**Staff Analysis:**



The applicant recently acquired the property at 4600 MacArthur Drive, situated at the northwest corner of Theresa and MacArthur Drives, to facilitate the expansion of their existing business. This parcel previously operated as an auto-repair facility and used-car lot. The applicant also owns the two adjacent parcels to the east, including the one currently occupied by Honda of North Little Rock. The three parcels have since been replatted

into a single lot, and the former northern parcel is presently under site-plan review for a new showroom facility to support the business expansion.

The submitted site plan includes a 6-foot-high black vinyl chain-link fence along the rear and sides of the property and a 6-foot-high wrought-iron fence along the front adjacent to MacArthur Drive. The plan further indicates that the wrought-iron fence would extend into the MacArthur Drive public right-of-way in front of the existing developed parcels. The Planning Department cannot approve any installation or construction outside the property boundaries and requests that all proposed barriers be placed within the limits of the property.

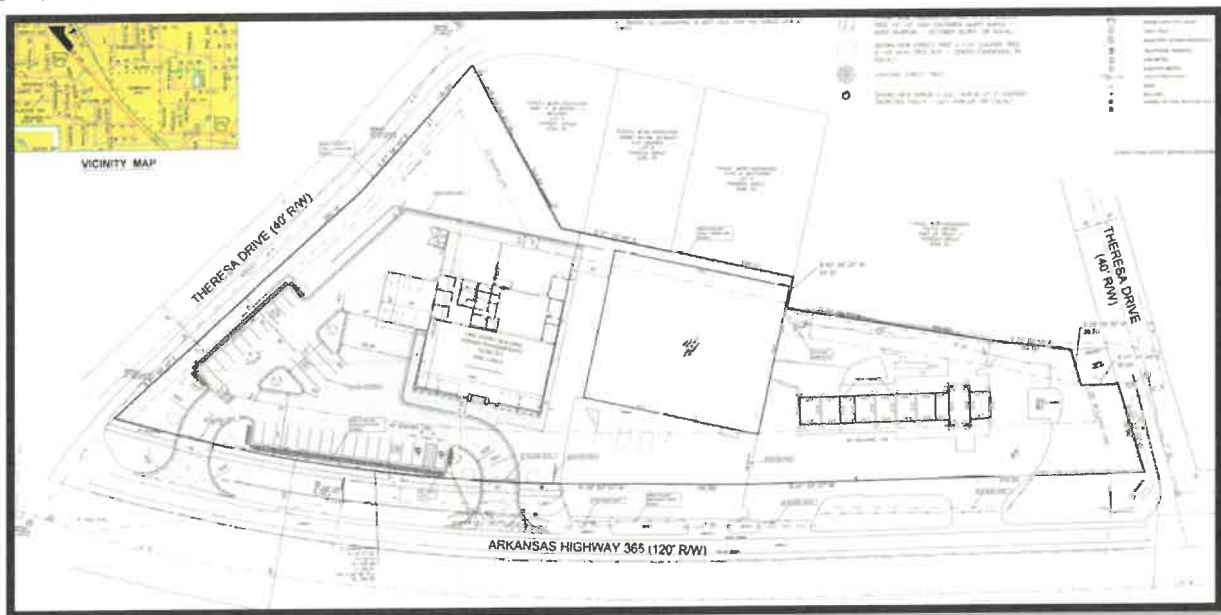


The proposed chain-link fencing is acceptable and may be permitted along the side and rear property lines. However, in accordance with Section 5.11.5, fences are not permitted in the front yard of commercial properties. The site plan shows approximately 100 feet of 6-foot-high chain-link fencing in the front yard adjacent to the north right-of-way of Theresa Drive; approximately



350 feet of 6-foot-high wrought-iron fencing in the front yard of the proposed facility at the northern portion of the site adjacent to the MacArthur Drive right-of-way; approximately 100 feet of 6-foot-high wrought-iron fencing in the front yard of the existing structure at the southern end of the site adjacent to MacArthur Drive; and approximately 40 feet of 6-foot-high black vinyl chain-link fencing in front of existing buildings adjacent to the south right-of-way of Theresa Drive. Additionally, approximately 400 feet of wrought-iron fencing is proposed within the MacArthur Drive public right-of-way, which cannot be approved.

The Zoning Ordinance defines a front yard as the open space between the front of the principal building and the front property line or the projected edge of the Master Street Plan right-of-way. Within commercial zoning districts, rear yard fences may not exceed 8 feet in height, side yard fences may not exceed 6 feet, and front yard fences are prohibited. The applicant is therefore requesting a variance to allow security fencing within the front yard of a commercially zoned (C4) property.



A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The

development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

**Board Member's to Consider:**

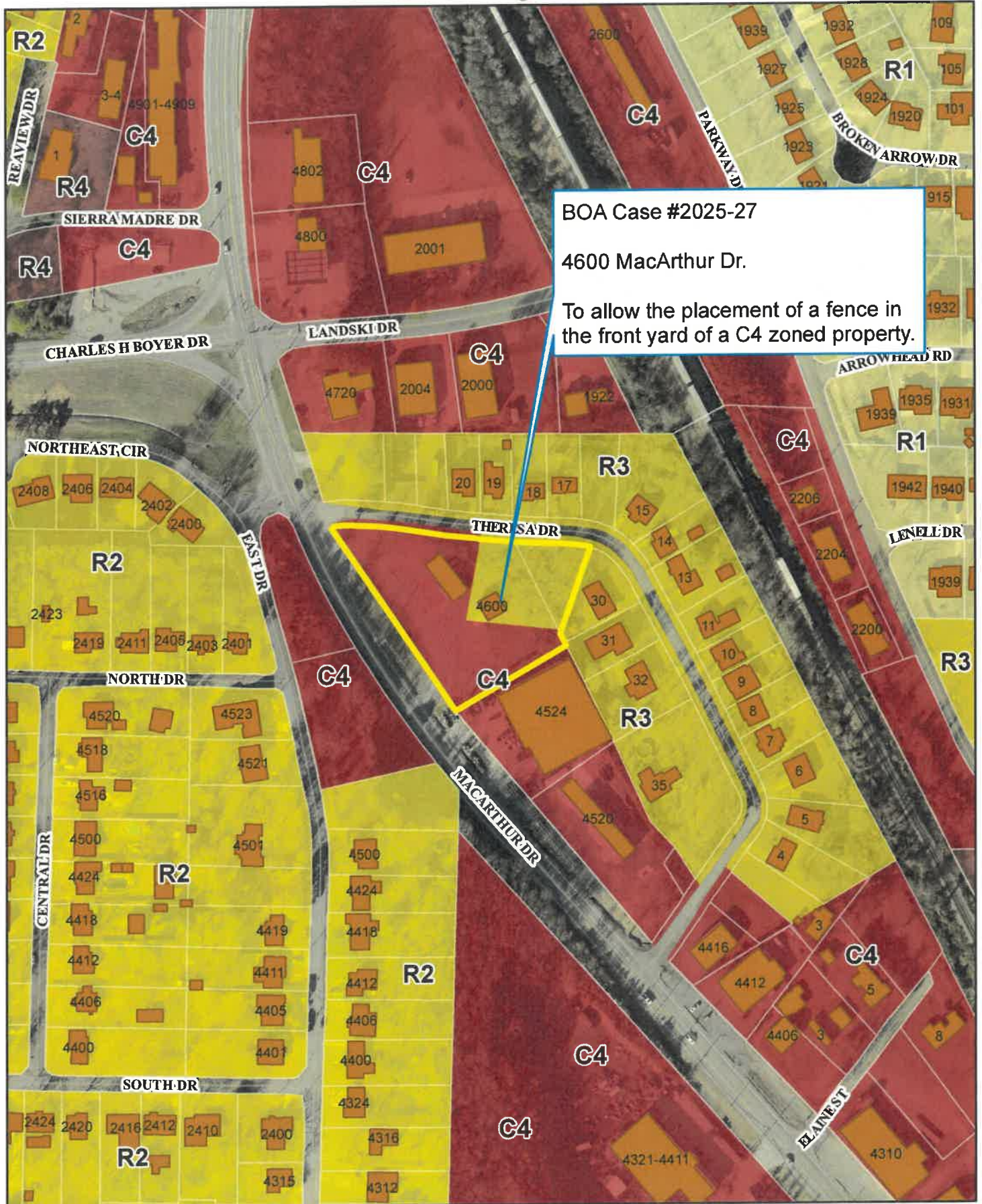
1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? There is nothing unique to the property which requires the variance. The zoning ordinances, without a variance, does not allow the placement of fences within the front yard of most commercial developments.
2. Does the zoning ordinance, if literally interpreted, deny the reasonable use of the property? No, the applicant is not being denied reasonable use of the property.
3. Will approval of the variance harm the use of the adjoining property? No, the residential properties the west will remain unaffected; the north, south, and east are the street rights-of-way.
4. Will approval of the variance alter the essential character of the district? No, the change in use of the property is allowable by right.
5. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? The approval will not weaken the general intent and purpose of the land use and zoning plan for the area.
6. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibility, the applicant is proposing the placement of a fence within the front yard for security of the site.
7. Will the approval of the variance adversely affect public health, safety, and general welfare? The approval of the variance will not adversely affect public health, safety, and general welfare of the area.

**Approval Allows:**

1. The approval of the application as filed allows the placement of a chain-link and wrought iron fence a total of 6-feet in height in the front yard of the property as described above and indicated on the applicant's site plan. Placement of any fence in the public right-of-way will not be allowable
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.



# North Little Rock Board of Adjustment



**BOA CASE #2025-27**

Date: 11/5/2025

1 inch = 200 feet

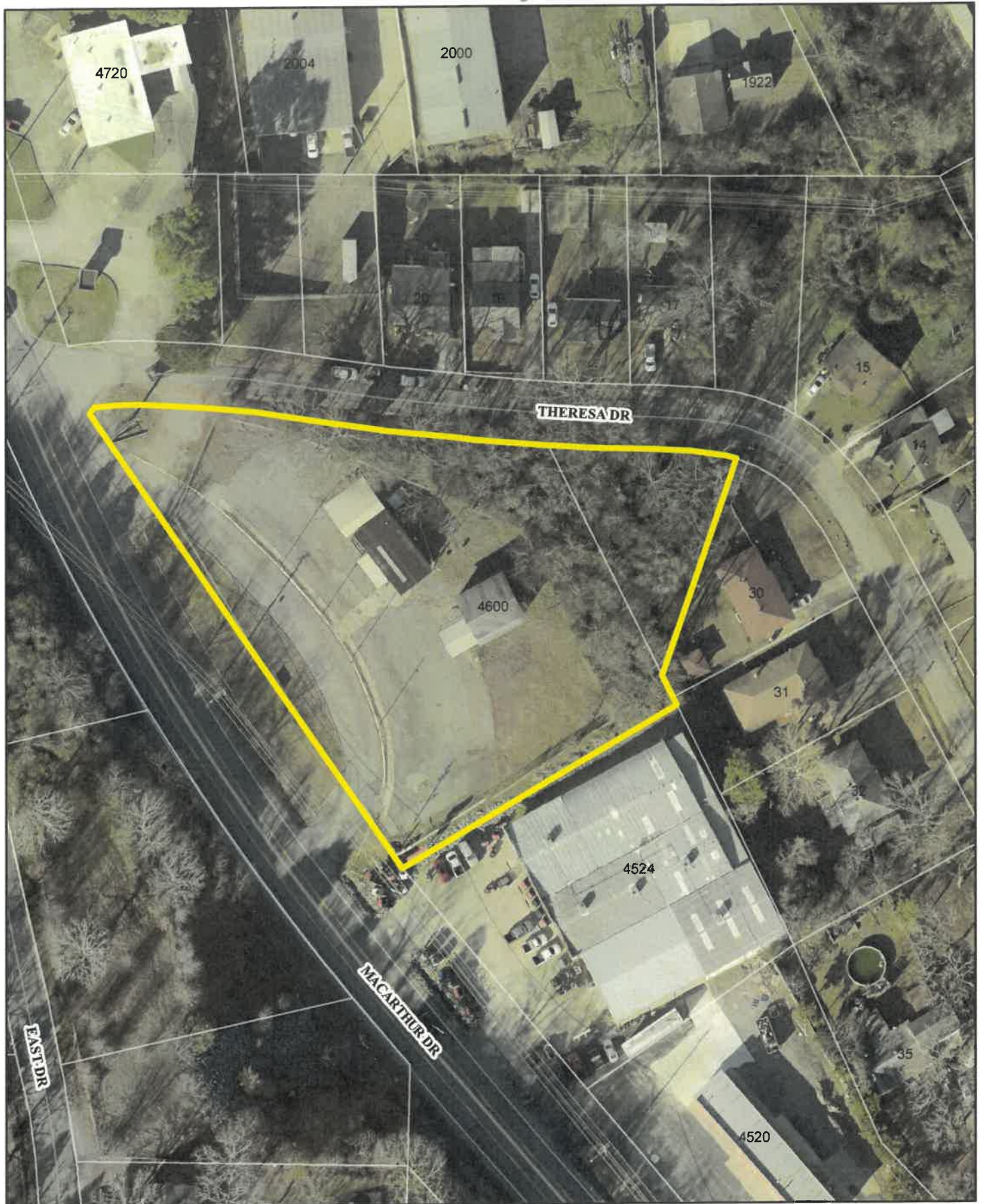


User: JHale





# North Little Rock Board of Adjustment



**BOA CASE #2025-27**

Date: 11/5/2025

1 inch = 80 feet

0 40 80 160 Feet



User: JHale







THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116

(501) 753-4463

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

November 10, 2025

Mrs. Donna James  
City Planner  
Department of Planning, City of North Little Rock  
&  
North Little Rock Board of Adjustment Members  
700 W 29<sup>th</sup> Street  
North Little Rock, AR 72114

RE: Variance Fence Requirements  
Lot R, Theresa Circle Addition  
North Little Rock, Arkansas

Dear Ms. James & Board Members:

Please let this letter serve as our application to the Board of Adjustment to request a variance of the fence setback requirements to allow for a fence along the front property lines on MacArthur Drive & Theresa Drive. We would like to be placed on the November 20, 2025 Board of Adjustment meeting agenda.

Included with this letter is a Site Plan and the plat of Lot R, Theresa Circle Addition.

We respectfully request the front fence variance based on the following hardships:

1. The fence will provide secure parking for the outdoor display vehicles.

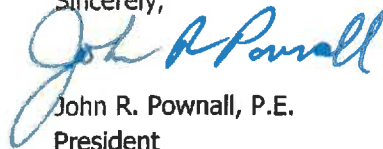
Property Legal Description: Lot R, Theresa Circle Addition, City of North Little Rock, Arkansas.

Applicant & Owner: Honda of NLR  
4524 MacArthur Drive  
Little Rock, AR 72118

Also enclosed is the filing fee of \$170.00.

If you have any questions, please give me a call

Sincerely,



John R. Pownall, P.E.  
President





VICINITY MAP

CERTIFICATE OF SURVEYING

LOUIS J. POWELL, SURVEYOR, CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY OF THE NORTH LITTLE ROCK SUBDIVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE 10/17/2025

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

LOUIS J. POWELL

THIS PLAT

LEGEND

- SHOWS EXISTING EASEMENTS
- SHOWS BARRIERS, UTILITY AND DRAINAGE EASEMENTS
- SHOWS LOT AREA CAPABLE OF BEING
- SHOWS EXISTING EASEMENTS AS DESCRIBED
- SHOWS EXISTING EASEMENTS AS DESCRIBED
- SHOWS EXISTING EASEMENTS AS DESCRIBED
- SHOWS EXISTING EASEMENTS AS DESCRIBED
- SHOWS EXISTING EASEMENTS AS DESCRIBED

PART OF TRACT A AND LOTS W. 29A, 29B, 29C, 29D, 29E, 29F, 29G, 29H, 29I, 29J, 29K, 29L, 29M, 29N, 29O, 29P, 29Q, 29R, 29S, 29T, 29U, 29V, 29W, 29X, 29Y, 29Z, 30A, 30B, 30C, 30D, 30E, 30F, 30G, 30H, 30I, 30J, 30K, 30L, 30M, 30N, 30O, 30P, 30Q, 30R, 30S, 30T, 30U, 30V, 30W, 30X, 30Y, 30Z, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 31K, 31L, 31M, 31N, 31O, 31P, 31Q, 31R, 31S, 31T, 31U, 31V, 31W, 31X, 31Y, 31Z, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J, 32K, 32L, 32M, 32N, 32O, 32P, 32Q, 32R, 32S, 32T, 32U, 32V, 32W, 32X, 32Y, 32Z, 33A, 33B, 33C, 33D, 33E, 33F, 33G, 33H, 33I, 33J, 33K, 33L, 33M, 33N, 33O, 33P, 33Q, 33R, 33S, 33T, 33U, 33V, 33W, 33X, 33Y, 33Z, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, 34M, 34N, 34O, 34P, 34Q, 34R, 34S, 34T, 34U, 34V, 34W, 34X, 34Y, 34Z, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z, 40A, 40B, 40C, 40D, 40E, 40F, 40G, 40H, 40I, 40J, 40K, 40L, 40M, 40N, 40O, 40P, 40Q, 40R, 40S, 40T, 40U, 40V, 40W, 40X, 40Y, 40Z, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 41J, 41K, 41L, 41M, 41N, 41O, 41P, 41Q, 41R, 41S, 41T, 41U, 41V, 41W, 41X, 41Y, 41Z, 42A, 42B, 42C, 42D, 42E, 42F, 42G, 42H, 42I, 42J, 42K, 42L, 42M, 42N, 42O, 42P, 42Q, 42R, 42S, 42T, 42U, 42V, 42W, 42X, 42Y, 42Z, 43A, 43B, 43C, 43D, 43E, 43F, 43G, 43H, 43I, 43J, 43K, 43L, 43M, 43N, 43O, 43P, 43Q, 43R, 43S, 43T, 43U, 43V, 43W, 43X, 43Y, 43Z, 44A, 44B, 44C, 44D, 44E, 44F, 44G, 44H, 44I, 44J, 44K, 44L, 44M, 44N, 44O, 44P, 44Q, 44R, 44S, 44T, 44U, 44V, 44W, 44X, 44Y, 44Z, 45A, 45B, 45C, 45D, 45E, 45F, 45G, 45H, 45I, 45J, 45K, 45L, 45M, 45N, 45O, 45P, 45Q, 45R, 45S, 45T, 45U, 45V, 45W, 45X, 45Y, 45Z, 46A, 46B, 46C, 46D, 46E, 46F, 46G, 46H, 46I, 46J, 46K, 46L, 46M, 46N, 46O, 46P, 46Q, 46R, 46S, 46T, 46U, 46V, 46W, 46X, 46Y, 46Z, 47A, 47B, 47C, 47D, 47E, 47F, 47G, 47H, 47I, 47J, 47K, 47L, 47M, 47N, 47O, 47P, 47Q, 47R, 47S, 47T, 47U, 47V, 47W, 47X, 47Y, 47Z, 48A, 48B, 48C, 48D, 48E, 48F, 48G, 48H, 48I, 48J, 48K, 48L, 48M, 48N, 48O, 48P, 48Q, 48R, 48S, 48T, 48U, 48V, 48W, 48X, 48Y, 48Z, 49A, 49B, 49C, 49D, 49E, 49F, 49G, 49H, 49I, 49J, 49K, 49L, 49M, 49N, 49O, 49P, 49Q, 49R, 49S, 49T, 49U, 49V, 49W, 49X, 49Y, 49Z, 50A, 50B, 50C, 50D, 50E, 50F, 50G, 50H, 50I, 50J, 50K, 50L, 50M, 50N, 50O, 50P, 50Q, 50R, 50S, 50T, 50U, 50V, 50W, 50X, 50Y, 50Z, 51A, 51B, 51C, 51D, 51E, 51F, 51G, 51H, 51I, 51J, 51K, 51L, 51M, 51N, 51O, 51P, 51Q, 51R, 51S, 51T, 51U, 51V, 51W, 51X, 51Y, 51Z, 52A, 52B, 52C, 52D, 52E, 52F, 52G, 52H, 52I, 52J, 52K, 52L, 52M, 52N, 52O, 52P, 52Q, 52R, 52S, 52T, 52U, 52V, 52W, 52X, 52Y, 52Z, 53A, 53B, 53C, 53D, 53E, 53F, 53G, 53H, 53I, 53J, 53K, 53L, 53M, 53N, 53O, 53P, 53Q, 53R, 53S, 53T, 53U, 53V, 53W, 53X, 53Y, 53Z, 54A, 54B, 54C, 54D, 54E, 54F, 54G, 54H, 54I, 54J, 54K, 54L, 54M, 54N, 54O, 54P, 54Q, 54R, 54S, 54T, 54U, 54V, 54W, 54X, 54Y, 54Z, 55A, 55B, 55C, 55D, 55E, 55F, 55G, 55H, 55I, 55J, 55K, 55L, 55M, 55N, 55O, 55P, 55Q, 55R, 55S, 55T, 55U, 55V, 55W, 55X, 55Y, 55Z, 56A, 56B, 56C, 56D, 56E, 56F, 56G, 56H, 56I, 56J, 56K, 56L, 56M, 56N, 56O, 56P, 56Q, 56R, 56S, 56T, 56U, 56V, 56W, 56X, 56Y, 56Z, 57A, 57B, 57C, 57D, 57E, 57F, 57G, 57H, 57I, 57J, 57K, 57L, 57M, 57N, 57O, 57P, 57Q, 57R, 57S, 57T, 57U, 57V, 57W, 57X, 57Y, 57Z, 58A, 58B, 58C, 58D, 58E, 58F, 58G, 58H, 58I, 58J, 58K, 58L, 58M, 58N, 58O, 58P, 58Q, 58R, 58S, 58T, 58U, 58V, 58W, 58X, 58Y, 58Z, 59A, 59B, 59C, 59D, 59E, 59F, 59G, 59H, 59I, 59J, 59K, 59L, 59M, 59N, 59O, 59P, 59Q, 59R, 59S, 59T, 59U, 59V, 59W, 59X, 59Y, 59Z, 60A, 60B, 60C, 60D, 60E, 60F, 60G, 60H, 60I, 60J, 60K, 60L, 60M, 60N, 60O, 60P, 60Q, 60R, 60S, 60T, 60U, 60V, 60W, 60X, 60Y, 60Z, 61A, 61B, 61C, 61D, 61E, 61F, 61G, 61H, 61I, 61J, 61K, 61L, 61M, 61N, 61O, 61P, 61Q, 61R, 61S, 61T, 61U, 61V, 61W, 61X, 61Y, 61Z, 62A, 62B, 62C, 62D, 62E, 62F, 62G, 62H, 62I, 62J, 62K, 62L, 62M, 62N, 62O, 62P, 62Q, 62R, 62S, 62T, 62U, 62V, 62W, 62X, 62Y, 62Z, 63A, 63B, 63C, 63D, 63E, 63F, 63G, 63H, 63I, 63J, 63K, 63L, 63M, 63N, 63O, 63P, 63Q, 63R, 63S, 63T, 63U, 63V, 63W, 63X, 63Y, 63Z, 64A, 64B, 64C, 64D, 64E, 64F, 64G, 64H, 64I, 64J, 64K, 64L, 64M, 64N, 64O, 64P, 64Q, 64R, 64S, 64T, 64U, 64V, 64W, 64X, 64Y, 64Z, 65A, 65B, 65C, 65D, 65E, 65F, 65G, 65H, 65I, 65J, 65K, 65L, 65M, 65N, 65O, 65P, 65Q, 65R, 65S, 65T, 65U, 65V, 65W, 65X, 65Y, 65Z, 66A, 66B, 66C, 66D, 66E, 66F, 66G, 66H, 66I, 66J, 66K, 66L, 66M, 66N, 66O, 66P, 66Q, 66R, 66S, 66T, 66U, 66V, 66W, 66X, 66Y, 66Z, 67A, 67B, 67C, 67D, 67E, 67F, 67G, 67H, 67I, 67J, 67K, 67L, 67M, 67N, 67O, 67P, 67Q, 67R, 67S, 67T, 67U, 67V, 67W, 67X, 67Y, 67Z, 68A, 68B, 68C, 68D, 68E, 68F, 68G, 68H, 68I, 68J, 68K, 68L, 68M, 68N, 68O, 68P, 68Q, 68R, 68S, 68T, 68U, 68V, 68W, 68X, 68Y, 68Z, 69A, 69B, 69C, 69D, 69E, 69F, 69G, 69H, 69I, 69J, 69K, 69L, 69M, 69N, 69O, 69P, 69Q, 69R, 69S, 69T, 69U, 69V, 69W, 69X, 69Y, 69Z, 70A, 70B, 70C, 70D, 70E, 70F, 70G, 70H, 70I, 70J, 70K, 70L, 70M, 70N, 70O, 70P, 70Q, 70R, 70S, 70T, 70U, 70V, 70W, 70X, 70Y, 70Z, 71A, 71B, 71C, 71D, 71E, 71F, 71G, 71H, 71I, 71J, 71K, 71L, 71M, 71N, 71O, 71P, 71Q, 71R, 71S, 71T, 71U, 71V, 71W, 71X, 71Y, 71Z, 72A, 72B, 72C, 72D, 72E, 72F, 72G, 72H, 72I, 72J, 72K, 72L, 72M, 72N, 72O, 72P, 72Q, 72R, 72S, 72T, 72U, 72V, 72W, 72X, 72Y, 72Z, 73A, 73B, 73C, 73D, 73E, 73F, 73G, 73H, 73I, 73J, 73K, 73L, 73M, 73N, 73O, 73P, 73Q, 73R, 73S, 73T, 73U, 73V, 73W, 73X, 73Y, 73Z, 74A, 74B, 74C, 74D, 74E, 74F, 74G, 74H, 74I, 74J, 74K, 74L, 74M, 74N, 74O, 74P, 74Q, 74R, 74S, 74T, 74U, 74V, 74W, 74X, 74Y, 74Z, 75A, 75B, 75C, 75D, 75E, 75F, 75G, 75H, 75I, 75J, 75K, 75L, 75M, 75N, 75O, 75P, 75Q, 75R, 75S, 75T, 75U, 75V, 75W, 75X, 75Y, 75Z, 76A, 76B, 76C, 76D, 76E, 76F, 76G, 76H, 76I, 76J, 76K, 76L, 76M, 76N, 76O, 76P, 76Q, 76R, 76S, 76T, 76U, 76V, 76W, 76X, 76Y, 76Z, 77A, 77B, 77C, 77D, 77E, 77F, 77G, 77H, 77I, 77J, 77K, 77L, 77M, 77N, 77O, 77P, 77Q, 77R, 77S, 77T, 77U, 77V, 77W, 77X, 77Y, 77Z, 78A, 78B, 78C, 78D, 78E, 78F, 78G, 78H, 78I, 78J, 78K, 78L, 78M, 78N, 78O, 78P, 78Q, 78R, 78S, 78T, 78U, 78V, 78W, 78X, 78Y, 78Z, 79A, 79B, 79C, 79D, 79E, 79F, 79G, 79H, 79I, 79J, 79K, 79L, 79M, 79N, 79O, 79P, 79Q, 79R, 79S, 79T, 79U, 79V, 79W, 79X, 79Y, 79Z, 80A, 80B, 80C, 80D, 80E, 80F, 80G, 80H, 80I, 80J, 80K, 80L, 80M, 80N, 80O, 80P, 80Q, 80R, 80S, 80T, 80U, 80V, 80W, 80X, 80Y, 80Z, 81A, 81B, 81C, 81D, 81E, 81F, 81G, 81H, 81I, 81J, 81K, 81L, 81M, 81N, 81O, 81P, 81Q, 81R, 81S, 81T, 81U, 81V, 81W, 81X, 81Y, 81Z, 82A, 82B, 82C, 82D, 82E, 82F, 82G, 82H, 82I, 82J, 82K, 82L, 82M, 82N, 82O, 82P, 82Q, 82R, 82S, 82T, 82U, 82V, 82W, 82X, 82Y, 82Z, 83A, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83I, 83J, 83K, 83L, 83M, 83N, 83O, 83P, 83Q, 83R, 83S, 83T, 83U, 83V, 83W, 83X, 83Y, 83Z, 84A, 84B, 84C, 84D, 84E, 84F, 84G, 84H, 84I, 84J, 84K, 84L, 84M, 84N, 84O, 84P, 84Q, 84R, 84S, 84T, 84U, 84V, 84W, 84X, 84Y, 84Z, 85A, 85B, 85C, 85D, 85E, 85F, 85G, 85H, 85I, 85J, 85K, 85L, 85M, 85N, 85O, 85P, 85Q, 85R, 85S, 85T, 85U, 85V, 85W, 85X, 85Y, 85Z, 86A, 86B, 86C, 86D, 86E, 86F, 86G, 86H, 86I, 86J, 86K, 86L, 86M, 86N, 86O, 86P, 86Q, 86R, 86S, 86T, 86U, 86V, 86W, 86X, 86Y, 86Z, 87A, 87B, 87C, 87D, 87E, 87F, 87G, 87H, 87I, 87J, 87K, 87L, 87M, 87N, 87O, 87P, 87Q, 87R, 87S, 87T, 87U, 87V, 87W, 87X, 87Y, 87Z, 88A, 88B, 88C, 88D, 88E, 88F, 88G, 88H, 88I, 88J, 88K, 88L, 88M, 88N, 88O, 88P, 88Q, 88R, 88S, 88T, 88U, 88V, 88W, 88X, 88Y, 88Z, 89A, 89B, 89C, 89D, 89E, 89F, 89G, 89H, 89I, 89J, 89K, 89L, 89M, 89N, 89O, 89P, 89Q, 89R, 89S, 89T, 89U, 89V, 89W, 89X, 89Y, 89Z, 90A, 90B, 90C, 90D, 90E, 90F, 90G, 90H, 90I, 90J, 90K, 90L, 90M, 90N, 90O, 90P, 90Q, 90R, 90S, 90T, 90U, 90V, 90W, 90X, 90Y, 90Z, 91A, 91B, 91C, 91D, 91E, 91F, 91G, 91H, 91I, 91J, 91K, 91L, 91M, 91N, 91O, 91P, 91Q, 91R, 91S, 91T, 91U, 91V, 91W, 91X, 91Y, 91Z, 92A, 92B, 92C, 92D, 92E, 92F, 92G, 92H, 92I, 92J, 92K, 92L, 92M, 92N, 92O, 92P, 92Q, 92R, 92S, 92T, 92U, 92V, 92W, 92X, 92Y, 92Z, 93A, 93B, 93C, 93D, 93E, 93F, 93G, 93H, 93I, 93J, 93K, 93L, 93M, 93N, 93O, 93P, 93Q, 93R, 93S, 93T, 93U, 93V, 93W, 93X, 93Y, 93Z, 94A, 94B, 94C, 94D, 94E, 94F, 94G, 94H, 94I, 94J, 94K, 94L, 94M, 94N, 94O, 94P, 94Q, 94R, 94S, 94T, 94U, 94V, 94W, 94X, 94Y, 94Z, 95A, 95B, 95C, 95D, 95E, 95F, 95G, 95H, 95I, 95J, 95K, 95L, 95M, 95N, 95O, 95P, 95Q, 95R, 95S, 95T, 95U, 95V, 95W, 95X, 95Y, 95Z, 96A, 96B, 96C, 96D, 96E, 96F, 96G, 96H, 96I, 96J, 96K, 96L, 96M, 96N, 96O, 96P, 96Q, 96R, 96S, 96T, 96U, 96V, 96W, 96X, 96Y, 96Z, 97A, 97B, 97C, 97D, 97E, 97F, 97G, 97H, 97I, 97J, 97K, 97L, 97M, 97N, 97O, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 98A, 98B, 98C, 98D, 98E, 98F, 98G, 98H, 98I, 98J, 98K, 98L, 98M, 98N, 98O, 98P, 98Q, 98R, 98S, 98T, 98U, 98V, 98W, 98X, 98Y, 98Z, 99A, 99B, 99C, 99D, 99E, 99F, 99G, 99H, 99I, 99J, 99K, 99L, 99M, 99N, 99O, 99P, 99Q, 99R, 99S, 99T, 99U, 99V, 99W, 99X, 99Y, 99Z, 100A, 100B, 100C, 100D, 100E, 100F, 100G, 100H, 100I, 100J, 100K, 100L, 100M, 100N, 100O, 100P, 100Q, 100R, 100S, 100T, 100U, 100V, 100W, 100X, 100Y, 100Z, 101A, 101B, 101C, 101D, 101E, 101F, 101G, 101H, 101I, 101J, 101K, 101L, 101M, 101N, 101O, 101P, 101Q, 101R, 101S, 101T, 101U, 101V, 101W, 101X, 101Y, 101Z, 102A, 102B, 102C, 102D, 102E, 102F, 102G, 102H, 102I, 102J, 102K, 102L, 102M, 102N, 102O, 102P, 102Q, 102R, 10